

Before the Board of Zoning Adjustment, D. C.

Application No. 11920, of R. V. Beaver, pursuant to Section 8207.1 of the Zoning Regulations, for a variance from the use provisions of the R-5-D Zone to permit an office use and sales of washer and dryer parts, as provided by Section 8207.11 of the regulations at 1028 6th Street, N. W., Lot 825, Square 450.

HEARING DATE: June 18, 1975

DECISION DATE: June 24, 1975

FINDINGS OF FACT:

1. The subject property is a one-story building located on the corner of 6th and L Streets.
2. The premises were previously used as a restaurant which closed after the District of Columbia riots.
3. The property has been under professional management and has been rented only twice since the previous restaurant use. Both tenants breached the lease and the subject property has been vacant for approximately a year.
4. Applicant has a prospective lessee for the premise who intends to operate a laundry equipment parts sales store and office. There will be only two employees in the store and no repair work will be done on the premises.
5. The proposed use is a C-2 use and the subject property has been re-zoned from C-3-B to R-5-D.
6. The character of the neighborhood by having predominantly commercial and industrial uses is such that it is unlikely an R-5-D apartment would ever be located on the subject property.
7. The record contains a letter from an adjacent property owner stating no objection to the application.
8. There is no opposition of record.

CONCLUSIONS OF LAW:

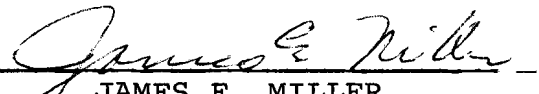
Upon consideration of the above Findings of Fact and the evidence of Record the Board is of the opinion that the applicant suffers an exceptional and undue hardship. The character of the neighborhood by being predominantly commercial and industrial discourages the location of an R-5-D apartment house on the subject property. The Board further finds that a variance from the use provisions of the R-5-D District can be granted without substantial detriment to the public good as as the proposed use will generate no adverse noise, traffic or other deleterious effects and there will be no substantial impairment of the intent, purpose and integrity of the Zoning Regulations.

ORDERED: That the above application be GRANTED.

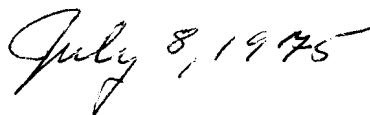
VOTE: 3-1-0 (Mr. McIntosh dissenting and Mr. Klauber not voting after not having heard the case.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:



THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.